

**City of Lake Stevens
Lake Stevens, WA**

RESOLUTION NO. 2017-018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE STEVENS ACKNOWLEDGING THE RECEIPT OF A LETTER OF INTENT TO PROCEED WITH A PROPOSED ANNEXATION TO THE CITY PURSUANT TO RCW 35A.14.120; APPROVING ZONING AND COMPREHENSIVE PLAN DESIGNATIONS UPON ANNEXATION; REQUIRING ASSUMPTION OF CITY INDEBTEDNESS AND AUTHORIZING THE CIRCULATION OF ANNEXATION PETITIONS.

WHEREAS, The Lake Stevens City Council (Council) adopted Ordinance No. 937 establishing the 2015 – 2035 Comprehensive Plan that sets planning goals, policies and implementation strategies for the Lake Stevens Urban Growth Area (UGA) pursuant to Chapter 36.70A RCW; and

WHEREAS, the City of Lake Stevens (City) and Snohomish County entered into an updated Interlocal Agreement related to Annexation and Urban Development in the Lake Stevens UGA recorded under Auditors File No. 200511100706 on November 10, 2005; and

WHEREAS, the City Council recently reviewed the City's annexation strategy to determine its consistency with current practices, policies and procedures; and

WHEREAS, a notice from a property owner signifying their intention to commence annexation proceedings pursuant to RCW 35A.14.120 has been filed with the City (Exhibit A). The proposed annexation area is shown on the Exhibit B map and a list of tax parcel numbers and owners is listed in Exhibit C. This area is contiguous with the existing City limits, lies within unincorporated Snohomish County, and may generally be described as an area of approximately fifty-four (54) acres, bounded on the north and west by Lake Stevens Road, on the south by 18th ST, and on the east by a preliminary subdivision accessed through Quill Cove. Said unincorporated area is within the City's Urban Growth Area; and

WHEREAS, pursuant to RCW 35A.14.120, the signed property-owner letter represents more than ten (10) percent of the current total assessed value of all parcels in the proposed annexation area; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE STEVENS AS FOLLOWS:

SECTION 1. The Lake Stevens City Council approves in principle the initiation of annexation proceedings pursuant to RCW 35A.14.120 for the area described in Exhibits B and C and authorizes the circulation of 60% petitions for annexation within the area in accordance with the requirements of RCW 35A.14.120.

SECTION 2. The area described in Exhibits B and C, if annexed, shall be required to assume it's proportionate share of the general indebtedness of the City of Lake Stevens at the time of the effective date of such annexation.

SECTION 3. The area described in Exhibits B and C, if annexed, shall be designated in the City's Comprehensive Plan as MDR (Medium Density Residential) and on the City's Zoning Map as CR (Compact Residential) a new zoning designation to be developed by staff prior to completion of the annexation.

SECTION 4. Petitions for annexation to be circulated as authorized by this resolution shall set forth clearly the decision of the Lake Stevens City Council in Sections 2 and 3 hereof, regarding the assumption of indebtedness and the zoning of the properties upon annexation and shall be on petition forms as approved by the City.

PASSED by the City Council of the City of Lake Stevens this 14th day of November 2017


John Spencer, Mayor

ATTEST:


Kathy Pugh, Deputy City Clerk

APPROVED AS TO FORM:

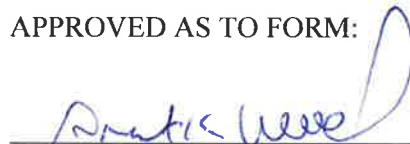

Grant Weed, City Attorney

EXHIBIT A

LUA 2017-0151



TOYER STRATEGIC CONSULTING
NAVIGATE OPPORTUNITY

October 4, 2017

Mr. Russ Wright
Community Development Director
City of Lake Stevens
PO Box 257
Lake Stevens, WA 98258

RE: PETITION FOR ANNEXATION

Dear Russ,

Our firm has provided assistance to landowners of real property adjacent to the existing corporate limits of the City of Lake Stevens who wish to petition the City for annexation under the Direct Petition Method. With their signatures (or the signatures of legal signatories in some cases), the attached petition meets the 10% threshold to initiate the Direct Petition Annexation process.

The area covered by this proposed annexation has been drawn based on natural boundaries, etc. A map is hereto attached. For convenience, our firm has been referring to this area as the "Pellerin" annexation.

We fully expect our firm will continue to work with landowners and interested parties throughout the designated annexation process and we look forward to working with the City to assist in scheduling community meetings, distributing information to the proposed annexation area and etc.

Should you have any questions or should we be able to be of assistance, please do not hesitate to contact us at any time.

Respectfully submitted this 4th day of October 2017.

TOYER STRATEGIC CONSULTING, LLC.

BY: DAVID K. TOYER
ITS: FOUNDER/AUTHORIZED AGENT



NOTICE OF INTENT TO ANNEX – PELLERIN ANNEXATION

DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the city of Lake Stevens, Washington, but contiguous thereto and designated as part of the Lake Stevens Urban Growth Area.

We, the undersigned, owning in excess of 10% of the total value of the area formed by our property and that between and abutting the city of Lake Stevens; do hereby declare our intention to circulate a petition for annexation to the city of Lake Stevens, Washington under the direct petition method for the area attached hereto as Exhibit A. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the area formed by their property and that between and abutting the city of Lake Stevens whose consent is required by virtue of such interest to authorize the filing of this notice are hereto attached.

Name of Property Owner (Print Clearly)	Signature of Property Owner	Date Signed	Property Address or Assessors Parcel Number	Acres
Christopher Haynes STEPHANIE HAYNES	<i>Stephanie M Haynes</i>	9/14/17	29061900401300	1.00
James Trimble	<i>J Trimble</i>	9/14/17	29061900401500 29061900400900 29061900400800 29061900400801	0.44 2.43 2.85 0.00
Timothy Kaintz	<i>Tim Kaintz</i>	9/13/17	479700000401 479700000402 479700000403	1.00 0.09 1.57
Anna Sebring Trust	<i>Roy M Sebring</i>	9/14/17	29061900400600 29061900400601	1.00 3.88
On Rita D. Macrae Trust Edward Haynes STEPHANIE HAYNES	<i>Stephanie M Haynes</i>	9/14/17	29061900403500	2.41

RETURN TO: City of Lake Stevens
1812 Main Street, P.O. Box 257

Who can I call for more information?

For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.

Lake Stevens, WA 98258-0257

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For questions regarding the annexation process or for general information regarding land use and zoning, Planning and Community Development at (425) 212-3315.

C:\Users\amcmullen\MPS55\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\AQNJ8XF3\10% Intent Signature Form Pellerin Reg Dir Petition Method.doc

Pellerin Annexation Area

sno co cities



parcels (1)

2017 Election Precincts
SnoCo



esri

USDA FSA, DigitalGlobe, GeoEye, Microsoft, CNES/Airbus DS

Exhibit C

PARCEL_ID	TAX_YEAR	ACRES	VALUE - R	NAME
29061900401000	2017	0.30	\$ 323,100.00	ALDAG CHENOA & JESIE M
29061900401300	2017	1.00	\$ 276,700.00	HAYNES CHRISTOPHER LIM OH
479700000403	2017	1.57	\$ 148,800.00	KAINTZ TIMOTHY
1068600099900	2017	0.37	\$ -	WATERMARKE HOA
29061900401500	2017	0.44	\$ 133,200.00	TRIMBLE JAMES & JACKIE
29061900401800	2017	0.34	\$ 194,700.00	MCLAREN MORGAN
29061900401900	2017	0.24	\$ 225,900.00	MACDONALD VALERIE
29061900402100	2017	0.24	\$ 244,500.00	THOMAS BRIAN & DANA
29061900402200	2017	0.24	\$ 184,000.00	BOGART BYRON E
586900000305	2017	0.90	\$ 1,800.00	SHERWOOD ROBERT E & CYNTHIA D
586900000307	2017	0.50	\$ 456,400.00	DANG KANAVY & HOA NGOC
586900000309	2017	0.48	\$ 65,400.00	PETERSON JAMES D
479700000402	2017	0.09	\$ 8,600.00	KAINTZ TIMOTHY
479700000301	2017	0.61	\$ 170,500.00	PBWA PROPERTIES LLC
1068600000100	2017	0.17	\$ 445,700.00	FLOETING JONATHAN & STEPHANIE
1068600000200	2017	0.17	\$ 439,700.00	GLOVER NORMAN E III & PAMELA R
1068600000500	2017	0.14	\$ 340,400.00	ROTHFUSS STANLEY WILLIAM & PAMELA R
1068600000600	2017	0.15	\$ 344,000.00	JOHNSON BRANDON T/KUHNLY JINGER D
1068600000700	2017	0.14	\$ 367,600.00	BARAJAS EDUARDO/LIGHT ALYSSA
1068600001200	2017	0.15	\$ 364,200.00	DEGRAAF DANTE G & SHERI A
1068600001300	2017	0.15	\$ 334,800.00	BOEHM JESSE B & AMANDA M
1068600001900	2017	0.14	\$ 432,900.00	PETERSON DAN J & CARY L
1068600002000	2017	0.14	\$ 455,500.00	KOTSCHI ADAM J & CHAVEZ RAMON
1068600002100	2017	0.12	\$ 442,800.00	KARYOUTI MOHAMMAD K & DAKAKNI RIMA
1068600002200	2017	0.14	\$ 443,600.00	WENDEL DAVE & NANCY
29061900400600	2017	1.00	\$ 219,500.00	SEBRING ANNA TRUST
29061900400601	2017	3.88	\$ 55,000.00	SEBRING ANNA TRUST
29061900400900	2017	2.43	\$ 406,200.00	TRIMBLE JAMES G
29061900403500	2017	2.41	\$ 576,000.00	HAYNES EDWARD B & STEPHANIE M OH
586900000301	2017	1.90	\$ 3,800.00	PETERSON JAMES D
586900000302	2017	1.00	\$ 119,400.00	PETERSON JAMES D
586900000306	2017	1.55	\$ 94,200.00	SHERWOOD ROBERT E & CYNTHIA D
29061900400800	2017	2.85	\$ 198,500.00	TRIMBLE JAMES & JACKIE
1068600001400	2017	0.13	\$ 452,500.00	TURNER ARIC & LAURA
1068600001500	2017	0.14	\$ 462,900.00	PARNELL RYAN A & STACY
1068600001600	2017	0.13	\$ 452,000.00	BEVERFORD KRISTIN & MATTHEW
1068600001700	2017	0.15	\$ 452,000.00	DANIELS KEVIN C & CHARITY A
1068600001800	2017	0.18	\$ 456,600.00	WAHL ROBERT A & RACHEL D
479700000401	2017	1.00	\$ 133,500.00	KAINTZ TIMOTHY
586900000401	2017	5.82	\$ 341,300.00	SPARMAN RALPH ELOF MARITAL TRUST
1068600001100	2017	0.23	\$ 383,200.00	VILLAMAR ROBERT & GINA M
586900000402	2017	4.18	\$ 6,600.00	SPARMAN RALPH ELOF MARITAL TRUST
586900000503	2017	0.29	\$ 260,000.00	DALTON DAVID J & GAIL
586900000507	2017	0.24	\$ 25,100.00	DALTON DAVID J & GAIL
586900000504	2017	0.58	\$ 335,500.00	LITOVKIN MELODY & GENNADIY
586900000502	2017	0.32	\$ 19,000.00	MCCORD RICHARD

586900000509	2017	0.72	\$	395,000.00	MCCORD RICHARD E JR & GRETA
586900000506	2017	0.77	\$	392,500.00	BOYNS ROBERT L
586900000510	2017	0.30	\$	246,300.00	SHERWOOD BENJAMIN DALTON & RENEE
586900000511	2017	0.35	\$	244,100.00	MCCORD RICHARD E JR & GRETA
29061900402000	2017	0.24	\$	159,800.00	BOOTH JAMES S
586900000505	2017	0.23	\$	310,500.00	CAMARENA EZEQUIEL
29061900400700	2017	3.85	\$	446,200.00	THOMPSON BRUCE L
1068600000300	2017	0.22	\$	365,200.00	FLETCHER NICHOLAS B & CARYN J
1068600000400	2017	0.23	\$	441,600.00	LEMAY JILLIAN M
1068600000800	2017	0.24	\$	462,500.00	DZIADEK DANIEL & CHRISTINE
1068600000900	2017	0.19	\$	472,200.00	POSTON BUFORD G & JENNIFER H
1068600001000	2017	0.17	\$	471,600.00	GULLEDGE MICHELLE H
29061900400801	2017	0.00	\$	32,300.00	TRIMBLE JAMES & JACKIE
586900000310	2017	2.83	\$	22,000.00	PETERSON JAMES D
479700000302	2017	4.67	\$	444,600.00	PBWA PROPERTIES LLC
		54.35	\$	17,204,000.00	

ADDRESS	CITY	STATE	ZIP
11005 18TH ST SE	LAKE STEVENS	WA	98258
10919 18TH ST SE	LAKE STEVENS	WA	98258
11803 7TH ST NE	LAKE STEVENS	WA	98258-9475
2120 HEWITT AVE	EVERETT	WA	98201
11007 18TH ST SE	LAKE STEVENS	WA	98258-2022
10925 18TH ST SE	EVERETT	WA	98205
10711 18TH ST SE	LAKE STEVENS	WA	98258
UNKNOWN	UNKNOWN	WA	
10725 18TH ST SE	EVERETT	WA	98205
16423 NE 185TH	WOODINVILLE	WA	98072
10920 S LAKE STEVENS RD	LAKE STEVENS	WA	98258-8569
10928 S LAKE STEVENS RD	LAKE STEVENS	WA	98258
11803 7TH ST NE	LAKE STEVENS	WA	98258-9475
3100 WOBURN ST	BELLINGHAM	WA	98226
10526 15TH ST SE	LAKE STEVENS	WA	98258
10530 15TH ST SE	LAKE STEVENS	WA	98258
10608 15TH ST SE	LAKE STEVENS	WA	98258
1508 107TH AVE SE	LAKE STEVENS	WA	98258
1512 107TH AVE SE	LAKE STEVENS	WA	98258
1513 107TH AVE SE	LAKE STEVENS	WA	98258
1509 107TH AVE SE	LAKE STEVENS	WA	98258
10605 15TH ST SE	LAKE STEVENS	WA	98258
10533 15TH ST SE	LAKE STEVENS	WA	98258
10525 15TH ST SE	LAKE STEVENS	WA	98258
10519 15TH ST SE	LAKE STEVENS	WA	98258
1117 20TH ST NE	LAKE STEVENS	WA	98258
1117 20TH ST NE	LAKE STEVENS	WA	98258
11007 18TH ST SE	LAKE STEVENS	WA	98258
10919 18TH ST SE	EVERETT	WA	98205
10928 S LAKE STEVENS RD	LAKE STEVENS	WA	98258
10928 S LAKE STEVENS RD	LAKE STEVENS	WA	98258
16423 NE 185TH	WOODINVILLE	WA	98072
11007 18TH ST SE	LAKE STEVENS	WA	98258-2022
10701 15TH ST SE	LAKE STEVENS	WA	98258
10629 15TH ST SE	LAKE STEVENS	WA	98258
10621 15TH ST SE	LAKE STEVENS	WA	98258
10615 15TH ST SE	LAKE STEVENS	WA	98258
10607 15TH ST SE	LAKE STEVENS	WA	98258
11803 7TH ST NE	LAKE STEVENS	WA	98258-9475
9214 182ND ST NE	ARLINGTON	WA	98223-5912
1517 107TH AVE SE	LAKE STEVENS	WA	98258
9214 182ND ST NE	ARLINGTON	WA	98223-5912
10612 S LAKE STEVENS RD	LAKE STEVENS	WA	98258-8507
10612 S LAKE STEVENS RD	LAKE STEVENS	WA	98258-8507
19524 NE 120TH ST	REDMOND	WA	98053
1419 S LAKE STEVENS RD	LAKE STEVENS	WA	98258

1419 S LAKE STEVENS RD	LAKE STEVENS	WA	98258
10604 S LAKE STEVENS RD	LAKE STEVENS	WA	98258
1415 S LAKE STEVENS RD	LAKE STEVENS	WA	98258-8521
1419 S LAKE STEVENS RD	LAKE STEVENS	WA	98258
10703 18TH ST SE	EVERETT	WA	98205
1529 S LAKE STEVENS RD	LAKE STEVENS	WA	98258
10733 18TH SE	EVERETT	WA	98205
10602 15TH ST SE	LAKE STEVENS	WA	98258
10606 15TH ST SE	LAKE STEVENS	WA	98258
1516 107TH AVE SE	LAKE STEVENS	WA	98258
1520 107TH AVE SE	LAKE STEVENS	WA	98258
1521 107TH AVE SE	LAKE STEVENS	WA	98258
11007 18TH ST SE	LAKE STEVENS	WA	98258-2022
10928 S LAKE STEVENS RD	LAKE STEVENS	WA	98258
3100 WOBURN ST	BELLINGHAM	WA	98226